

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
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Project Name: Zahra Bahrami
Site Plan Review/Change of use from
Gas Station to Deli/Grocer

Case #: 122-R-01

Date: 11/13/01

Comments :

1. The following engineering plans shall be provided for review and evaluation prior to obtaining DRC authorization :
 - a. Paving and drainage plan.
 - b. Pavement Marking and Signage Plan
 - c. Water and sewer Plan
 - d. Details and specifications sheet
2. Indicate additional site geometrical information on site plan and/or engineering paving and drainage plans in accordance with requirements established in Section 47-20 of the ULDR. Vehicle Reservoir Spaces (VRS), drive aisle, and parking space dimensions shall be clearly in compliance with this section.
3. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
4. Revise site plan to provide for proper traffic circulation and parking within property lines. Adjacent roadways cannot be utilized for site circulation purposes.
5. Show minimum width dimensions for parking stalls and drive isles per Section 47-20.11 of the ULDR.
6. Provide a photometric lighting plan in accordance to Section 47-20.14 of the ULDR.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Zahra Bahrami

Case #: 122-R-01

Date: 11-13-01

Comments:

Permit required for removal of gasoline tanks.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Zahra Bahrami

Case #: 122-R-01

Date: November 13, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Zahra Bahrami

Case #: 122-R-01

Date: 11/13/01

Comments:

1. As a change of use, the site must meet all current Code requirements for the Vehicular Use Area. This would include but not necessarily be limited to; tree count and mix, peninsula island requirements(an 8' wide peninsula tree island is required at each end of the row of 4 parking spaces), residential bufferyard requirements, and buffer adjacent to abutting properties. If this application would not be considered a change of use, it would be subject to Retroactive Vehicular Use Area requirements.
2. Attach standard calculation list (for vehicular use area requirements) to verify requirements. This list is available upon request.
3. All landscape areas to be protected from vehicular encroachment. This would normally include methods such as curbing or bollards.
4. Indicate requirements for irrigation.
5. Provide a street tree scheme.
6. Show any utilities that would affect proposed planting, such as overhead powerlines, on the Landscape Plan.

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Division: Planning

Member: Bruce D. Chatterton, AICP
828-5981

Project Name: L.A. Sub and Mini Mart

Case #: 122-R-01

Date: November 13, 2001

Request: Site plan approval for a 1,600 s.f. take-out deli and convenience store in the CB zoning district.

Comments:

1. Provide a text narrative that includes at a minimum information on the: nature or character of this retail operation, lighting, security system, hours of the various service and maintenance operations, and solid waste disposal system.
2. Provide a copy of the most current recorded plat and any plat amendments, for the proposed site.
3. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information and any request to modify the setbacks are to be noted on the site plan.
4. Provide color and materials information or samples for all exteriors surfaces and indicate on all plans.
5. The number of parking spaces provided appears to be inadequate per ULDR 47-20.2. Please indicate on the site plan the total square footage devoted to convenience store and take-out restaurant. Please provide a complete breakdown of the parking calculations, each proposed use and the parking requirements. Provide this information in a table, indicating both the required and the proposed parking.
6. Per ULDR 47-20.2, a loading zone is required; please incorporate into the site plan design.
7. Any parking reduction requested requires a separate application and fee (see ULDR 47-20.3.A.4.b).
8. Please indicate the massing outlines of all adjacent structures on the site plan and on the appropriate elevations. Please include basic information on the use of each adjacent structure.

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9. Applicant shall provide a text narrative outlining the project's compliance with the criteria set forth in ULDR Sec. 47-25.3, Neighborhood Compatibility Requirements. The narrative is to provide responses point by point in order as listed in the ULDR.
10. Please provide details of any proposed buffer yard and wall to be provided to separate the proposed use from the adjacent residential.
11. Please discuss provisions for on-site circulation, parking layout and vehicle stacking with Engineering Representative at DRC meeting.
12. Provide detail of lighting poles (include design, height, color, materials). Provide light shields on all exterior lights to prevent direct glare into residential areas. Additional staff comment may be forthcoming upon submittal.
13. Please indicate locations of any proposed signs on the site plan and elevations.
14. Additional comments may be forthcoming.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager -954-877-7875

Project Name: Zahra Bahrami

Case #: 122-R-01

Date: November 13, 2001

Comments:

1. All new glass components to comply with SFBC.
2. Does facility current possess a burglar/robbery alarm system?
3. Recommend CCTV that capable of monitoring activities of entire facility.
4. Additional questions could be presented at the review.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Zahra Bahrami

Case #: 122-R-01

Date: 11/13/01

Comments:

1. Existing legal nonconforming back-out parking may be permitted to meet required parking for existing non- residential uses that are changing to another permitted non-residential use, subject to section 47-20.15.5, provide a narrative outlining section by section how the proposed site plans complies.
2. Table of Parking and Loading Zone Requirements section 47-20.2 for convenience stores less than two thousand (2,000) square feet of gross floor area shall provide one (1) parking space per one hundred (100) square feet of gross floor area and one (1) Type II loading zone minimum size 12' X 45'.
3. Discuss stacking distance and site circulation with Engineering representative as to proposed site plans compliance with section 47-20.5.C.
4. Provide parking geometric standards as required in section 47-20.11. Delineate parking spaces, drive aisles and parking angles.
5. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
6. Neighborhood compatibility requirements of section 47-25.3 apply to this development site.
 1. A minimum of a five (5) foot height masonry wall shall be provided where the non-residential property abuts residential property.
 2. No parking within twelve (12) feet of the residential property.
 3. A minimum of a ten (10) foot landscape strip is required where the non-residential abuts residential zoned property.
 4. All lights shall be shielded to protect the residential zoned property from glare.
 5. All roof mounted equipment shall be screened from view.
7. Signs shall comply with section 47-22.

Additional comments may be forthcoming at DRC meeting.